



# KNOW YOUR RIGHTS

## EMERGENCY MEASURES IN THE PUBLIC INTEREST (COVID-19 ACT) 2020

### OVERVIEW



- Emergency legislation has been introduced, with effect from **27 March 2020**, with protections for those in rental accommodation.
- Under this Act there are restrictions in place for the “Emergency Period” on landlords issuing notices of termination, increasing rents, and evicting tenants.
- The “Emergency Period” is for 3 months from 27 March 2020 and can be extended if necessary.

### NOTICE OF TERMINATION

- Landlords cannot serve notices of termination in relation to any tenancy during the Emergency Period.
- If a landlord served a notice of termination before the Emergency Period but the termination date falls during or after the Emergency Period, then the termination date will be the sum of: the length of the Emergency Period, plus the time which was left to run on the termination notice on 27 March 2020, plus one additional day.
- If you have fallen into arrears during the Emergency Period, the period of time that a landlord must give you to pay is now 28 days (*and not 14 days*) before a notice of termination can be served. However, landlords cannot serve any notice of termination for failure to pay the rent arrears until after the Emergency Period has ended. Tenants are still obliged to fulfil their obligation to pay rent during the Emergency Period.





## RENT INCREASES

- A landlord cannot increase the rent during the Emergency Period. This includes rent reviews that were due to come into effect during the Emergency Period.

## EVICCTIONS

- Evictions from tenancies are prohibited during the Emergency Period. This includes Local Authority dwellings and Traveller accommodation.
- If you are overholding, you are entitled to remain in the dwelling until the end of the Emergency Period but you must continue to abide by the terms of your tenancy agreement and you will not accrue Part 4 rights in such circumstances.
- You may still have to leave your dwelling if there is an Adjudication or a Tribunal Determination that you must do so. However, the District Court is not dealing with any enforcement matters at this time. If you are in this situation, seek legal advice.



## FURTHER RESOURCES



- [Emergency Measures in the Public Interest \(Covid-19\) Act 2020](#)
- [Residential Tenancies Act 2004 \(as amended\)](#)
- [Guidance Document on COVID-19: Supports for Landlords and Tenants as issued by the Department of Housing](#)
- [FAQs on Emergency Measures for Rental Sector as issued by the Residential Tenancies Board](#)
- [MLRC News Updates](#)

## SUPPORT FROM MERCY LAW RESOURCE CENTRE

- Mercy Law Resource Centre (MLRC) is a registered charity and independent law centre.
- MLRC provides free legal advice and representation to people who are homeless or who are at risk of homelessness.
- MLRC are contactable on (01) 4537459 and [info@mercylaw.ie](mailto:info@mercylaw.ie) for any questions in relation to the COVID-19 legislation and how it applies.

